



CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

ZBA 2020-086
Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

August 31, 2020

He Zhang (Owner)
132 Bellevue Street
Manchester, NH 03103

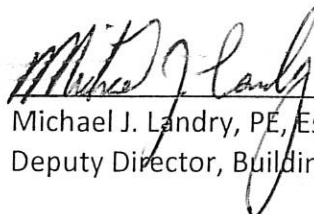
Ben Finney (Agent)
132 Bellevue Street
Manchester, NH 03103

RE: **132 Bellevue Street** **B-4**
Denial of Building Permit

Your application for a permit dated August 24, 2020 to maintain a 12'x18' portion of a carport enclosed for a porch with a 14' street yard setback resulting in a parking space within 4' of the building and partially in the front yard, and create one new parking space in the street yard and 3.5' from the lot line where 4' is required in the R-1B zoning district, all as per documents submitted through August 24, 2020 and with **non-compliance** listed in the Zoning Review dated August 28, 2020 is hereby acknowledged.

According to Section(s) 6.03(A) Street Yard Setback and 10.09(B) Parking Setbacks (4 counts), of the Zoning Ordinance of the City of Manchester, ~~New Hampshire~~, passed to be ordained on February 7, 2001, this is prohibited. Consequently, **I have no authority to grant this permit.** Permit is hereby DENIED.

Further proceedings contemplated pertaining to this application must be pursuant to NH Revised Statutes Annotated 674:33 or the other statutory provisions relative to Zoning Boards of Adjustment, as may be appropriate.


Michael J. Landry, PE, Esq.
Deputy Director, Building Regulations

132 BELLEVUE STREET**Variance History****B-1 Case: 163-ZO-1966**

Build a 18'X28' carport attached to the dwelling, leaving a street yard of only 10' whereas 20' is required.. **GRANTED**

B-2 Case: 94-ZO-1976





Erect a 6' high stockade fence in the street yard where 4' high is allowed. **GRANTED**

B-3 Case: 179-ZO-1979

Erect a 4'x6' brick chimney leaving a left side yard of 2' where 8' is required. **GRANTED**

132 Bellevue St.

(B-1)..application denied 9/19/66 M.Vachon
(B-1)..appeal granted 163-66-ZO
B....#1152...(B-1).. '66....Marcel A. Vachon
(B-2)..applica. denied 4/8/76 Donald R. Cote
B....#224.... '76....Donald R. Cote
(B-2)..appeal granted 94-ZO-76
B..#355...(B-2).. '76....Donald Cote
(B-3)..applica. denied 5/23/79 Donald Cote
(B-3)..appeal granted 179-ZO-79
B....#795...(B-3).. '79..Donald R. Cote

<u>Record #</u>	<u>Status</u>	<u>Result</u>	<u>Source</u>	<u>Type</u>	<u>Address</u>
 <u>00-06909</u>	CLOSED	132 BELLEVUE ST	Site Address	MECHANICAL	132 BELLEVUE ST MANCHESTER
 <u>ELEC2019-05447</u>	CLOSED	132 BELLEVUE ST	Site Address	ELECTRICAL	132 BELLEVUE ST MANCHESTER
 <u>RESALT2020-03121</u>	DENIED	132 BELLEVUE ST	Site Address	RESIDENTIAL ALT AND ADDITIONS	132 BELLEVUE ST
 <u>SOLAR2019-05368</u>	FINALED	132 BELLEVUE ST	Site Address	SOLAR PANELS	132 BELLEVUE ST MANCHESTER

ZONING REVIEW

Page 1 of 2

Reviewed By: Glenn Gagne

Date: August 28, 2020

Revised By: -

Revision Date: -

APPLICANT NAME: Ben Finney
STREET ADDRESS: 132 Bellevue Street
ZONE: R-1B Residential

TELEPHONE: 572-507-1516
STREET STATUS: Accepted
MAP / LOT: 544 / 33

WARD: 9

OVERLAY DISTRICTS:

- ☐ Flood Plain
- ☐ Residential-PO
- ☐ Historic District (AMH, ACH)
- ☐ Airport Navigational Hazard
- ☐ Airport Approach
- ☐ Airport Noise
- ☐ Arena Overlay
- ☐ Lake Massabesic Protection Overlay
- ☐ Manchester Landfill Groundwater Management (ML-GMZ)

PLANNING DEPARTMENT/BOARD ACTION:

- ☐ Site Plan
- ☐ Subdivision
- ☐ Planned Development
- ☐ Conditional Use Permit
- ☐ Voluntary Merger
- ☐ Heritage Commission

DIMENSIONS	EXISTING	PROPOSED
Area of Lot (Square Feet)	5,928	5,928
Area of Building on Lot (Square Feet)	1,542	1,592
Number of Stories	1	1
Total Area of All Floors (Square Feet)	1,008	1,008

ARTICLE 5 - USES	PERMITTED PER	NOT PERMITTED PER	REMARKS
<input type="checkbox"/> Single Family Dwelling	5.10 (A) 1		
<input type="checkbox"/>			
<input type="checkbox"/>			

ARTICLE 6 DIMENSIONAL REQUIREMENTS	SECTION	ALLOWED/ REQUIRED	PROPOSED/ EXISTING	REMARKS
<input type="checkbox"/> Min. Buildable Lot Area	6.01	7,500 SF	5,928 SF	Existing N/C
<input type="checkbox"/> Minimum Lot Front	6.02	75' (Min)	72'	Existing N/C
<input type="checkbox"/> Minimum Lot Width	6.02	75' (Min)	72'	Existing N/C
<input type="checkbox"/> Front Yard Setback - Bellevue St	6.03 (A)	20' (Min)	38'	OK
<input checked="" type="checkbox"/> Street Yard Setback - Overland	6.03 (A)	20' (Min)	14'	N/C - Enclosure of 12' x 18' of carport for porch.
<input type="checkbox"/> Side Yard Setback	6.03 (C)	10' (Min)	4'	Existing N/C
<input type="checkbox"/> Side Yard Setback Observed*	6.03 (C)	10' (Min)	22'	OK *See Section 6.03 (A)
<input type="checkbox"/> Lot Coverage (%)	6.04	50% (Min)	40%	OK
<input type="checkbox"/> Height in Feet	6.05	35' (Max)	Less	OK
<input type="checkbox"/> Height in Stories	6.05	2.5 (Max)	1	OK
<input type="checkbox"/> Floor Area Ratio	6.06	0.5 (Max)	0.17	OK

GENERAL ZONING PROVISIONS

Page 2 of 2

ZONING ITEM	SECTION	ALLOWED/REQUIRED	PROPOSED	REMARKS
<input type="checkbox"/> Parking, No. of Spaces	10.03 (B)	2	3	OK
<input checked="" type="checkbox"/> Parking, Setbacks	<input type="checkbox"/> 10.09 (A) <input checked="" type="checkbox"/> 10.09 (B)	- See Ord.	- See Plan	Two counts for front/street yard parking & 2 counts for N/C (4 Counts) parking within 4' of building & lot line.
<input type="checkbox"/> Parking, Screening	10.07(K)4	N/R	-	-
<input type="checkbox"/> Parking, Paving	10.07 (E)	Required	Yes	OK
<input type="checkbox"/> Parking, Bumpers	10.07 (K)1	N/R	-	-
<input type="checkbox"/> Parking, Layout	10.07 (B)	See Ord.	See Plan	OK
<input type="checkbox"/> Parking, Maneuvering	10.07(D)	See Ord.	See Plan	OK
<input type="checkbox"/> Loading, Off-Street # of Spaces	10.05 (2)	N/R	-	-
<input type="checkbox"/> Loading, Dimension of Area	10.06 (C)	-	-	-
<input type="checkbox"/> Loading, Maneuvering	10.06 (C)	-	-	-
<input type="checkbox"/> Driveways, Width	10.08 (C)	24'	15' & 14'	OK
<input type="checkbox"/> Driveways, Location	<input type="checkbox"/> 10.08 (A) <input type="checkbox"/> 10.08 (B)	See Ord. See Ord.	See Plan See Plan	Existing N/C - Bellevue Street driveway, OK -Overland OK
<input type="checkbox"/> Visibility at Corners	8.27 (E)	Required	See Plan	OK
<input type="checkbox"/> Accessible Spaces, Number	10.03 (D)	N/R	-	-
<input type="checkbox"/> Accessible Spaces, Dimensions	<input type="checkbox"/> 10.06 (B)	-	-	-
<input type="checkbox"/> Screening/Buffers	<input type="checkbox"/> 6.08 (A) <input type="checkbox"/> 6.08 (B)	N/R N/R	- -	- -
<input type="checkbox"/> Landscaping	10.07 (G)	N/R	-	-
<input type="checkbox"/> Signs	<input type="checkbox"/> 9.08 (A) <input type="checkbox"/> 9.09 (B)	- -	- None	- -
<input type="checkbox"/> Fences, Walls	<input type="checkbox"/> 8.27 (B) <input type="checkbox"/> 8.27 (C) <input type="checkbox"/> 8.27 (D)	- - -	None - -	- - -
<input type="checkbox"/> Accessory Structures & Uses	<input type="checkbox"/> 8.29 (A) <input type="checkbox"/> 8.29 (B)	- -	None -	- -
<input type="checkbox"/> Other	-	-	-	-

PARKING SPACE REQUIREMENT:

Building Use	Unit of Measurement	Computation	Spaces Required
Single Family Dwelling	2 per unit	1 unit x 2 = 2	2
		TOTAL:	2

Additional Information: -

DATE OF PLAN SUBMISSION: August 24, 2020



City of Manchester
Planning & Community Development
One City Hall Plaza-West Wing
Manchester, NH 03101
(603) 624-6475
www.manchesternh.gov

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning
Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

VARIANCE CRITERIA

Complete this form and attach 10 copies along with any supplemental material that would support your appeal.

Deadline for Next Hearing: _____

Property Location: 132 Bellevue Street

Owner: He Zhang

Address: 132 Bellevue Street
Manchester, NH 03103

Phone #: (603) 860-1903

Email: he-zhang1234@yahoo.com

Applicant: Ben Finney

Address: 132 Bellevue St.
Manchester, NH 03103

Phone #: (512) 507-1516

Email: BenFinney1984@gmail.com

Relief Sought From Section(s): 6.03(A) Front/Street Yard; Section 10.09(B)

1. The variance would not be contrary to the public interest because: The enclosed sunporch is in-line with the character of the neighborhood and poses no threat to public health
2. The spirit of the ordinance is observed because: The porch does not pose a threat to public safety or welfare. The porch is maintained in great appearance
3. Substantial justice would be done because: The general public suffers no loss from this porch being enclosed. Gain to applicant is that porch can remain in current form
4. The values of surrounding properties would not be diminished because: The porch is kept in excellent aesthetic shape. Porch exterior was painted 2018, porch matches the house/neighborhood
5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship if:
 - (A) Owing to the following special conditions of the property that distinguish it from other properties in the area:
 - i. No fair and substantial relationship exists between the general purposes of the ordinance provisions and the specific application of that provision to the property; and
 - ii. The proposed use is a reasonable one.

Porch is only being used for residential purposes. This structure was built before current owner purchased the home.

- Or (B) Owing to the following special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

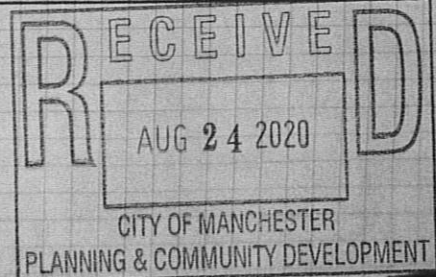
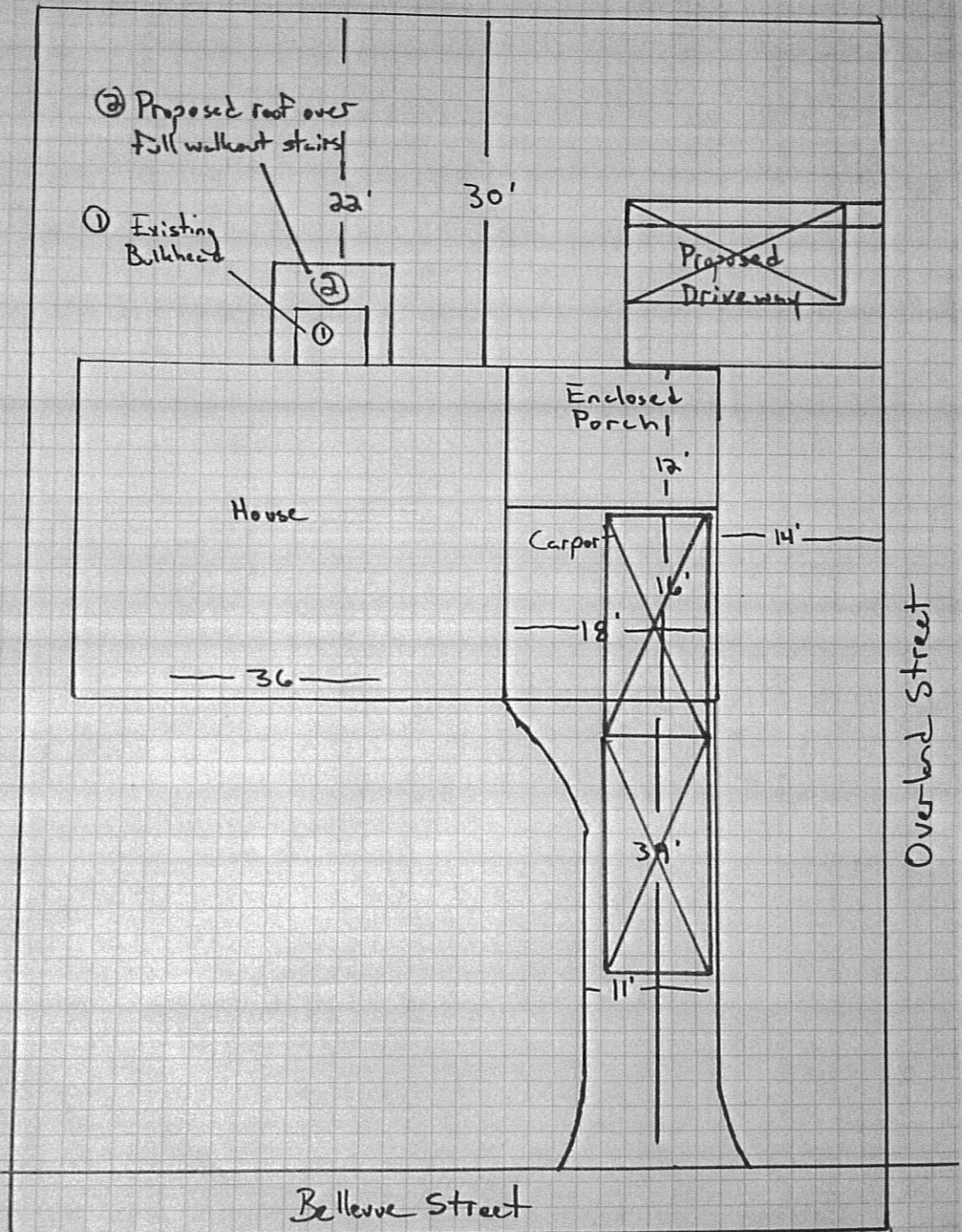
[Signature]
Applicant Signature

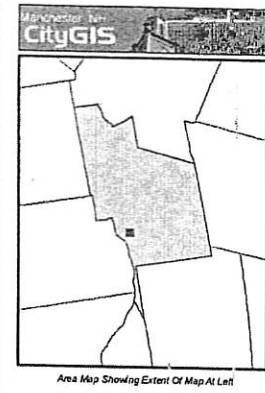
Ben Finney
Print Name

8/24/20
Date



132 Bellevue Street

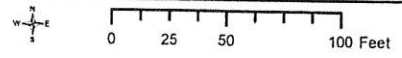


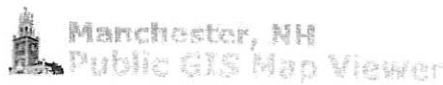


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AUG 24 2020
CITY OF MANCHESTER
PLANNING & COMMUNITY DEVELOPMENT

DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.





Search:

By Parcel Address

House No.:	132
Street Name:	bellevue
<input type="button" value="Find It"/>	

Selected Parcels

Print-friendly table view
Parcel selection help

1 parcel selected.

Map-Lot : 544-33
ZHANG, HE
132 BELLEVUE ST
PROPERTY DETAILS

1 parcel selected.

Quick Maps:

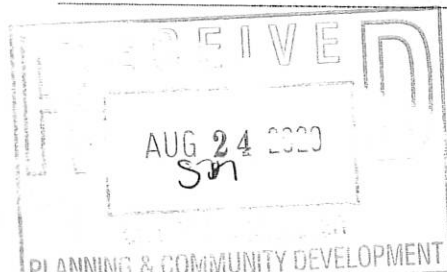
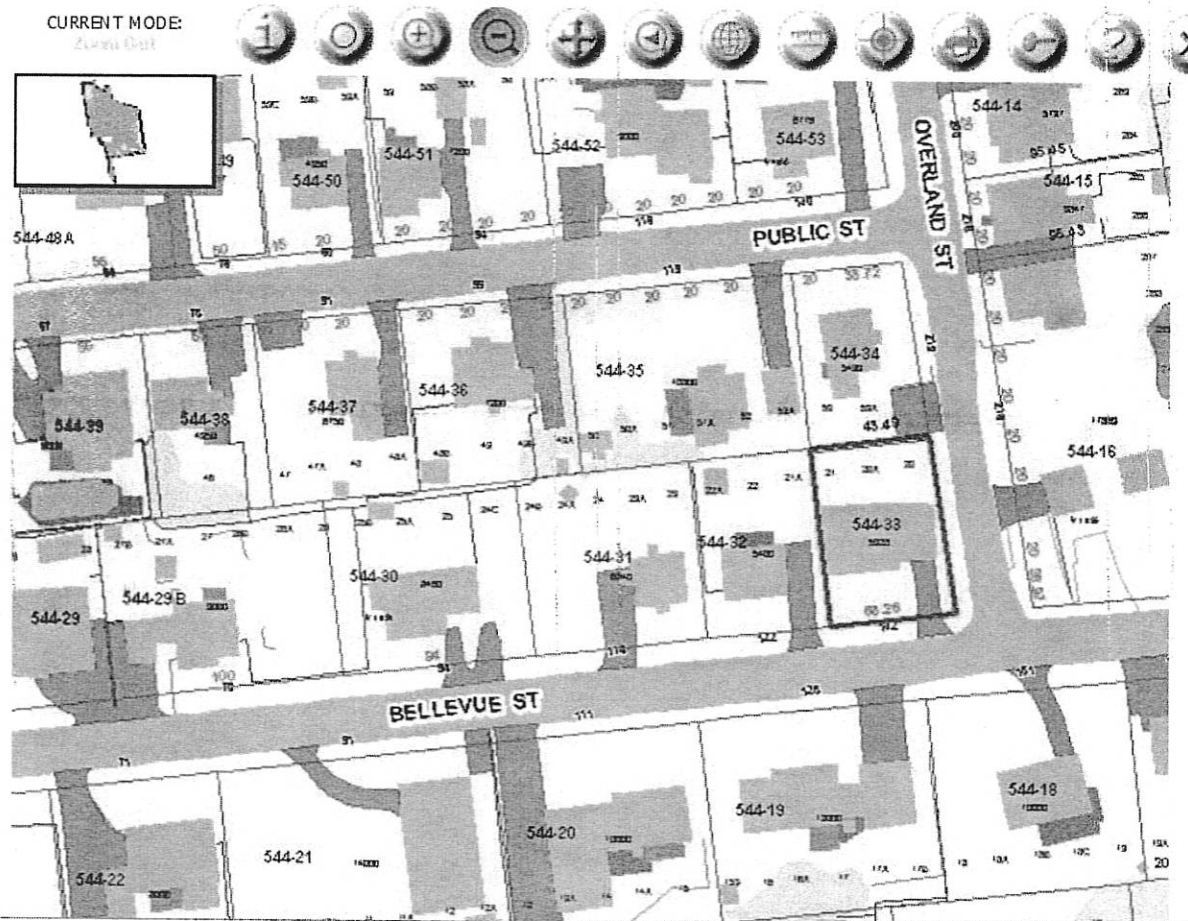
Default Map

More Tools:

Select...

1" = Ft

CURRENT MODE:
Zhang He



Location 132 BELLEVUE ST

Mblu 0544 / 0033 /

Owner ZHANG, HE

Assessment \$181,700

Building Count 1

Current Value

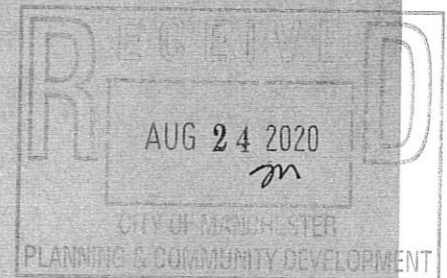
Assessment

Valuation Year	Total
2019	\$181,700

Owner of Record

Owner ZHANG, HE
Co-Owner

Sale Price \$0
Certificate
Book & Page 8925/1646
Sale Date 11/15/2016
Instrument 38



Ownership History

1 of 5

Vision Government Solutions

8/19/2020 10:56 PM

<https://gis.vgsi.com/manchester/Photo.aspx?id=2763>

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ZHANG, HE	\$0		8925/1646	38	11/15/2016
ZHANG, HE	\$154,600		8566/2811	04	06/13/2014
WHEELER, KATHLEEN T	\$204,900		7100/1504	00	10/17/2003
MCDONNELL, ANDREW W	\$141,500		6435/0692	00	06/07/2001

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 1,008
Replacement Cost
Less Depreciation: \$117,100

Building Attributes

Field	Description
Style	Ranch
Stories	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Stone/Masonry
Roof Structure	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Fine Paneling
Interior Wall 2	Drywall

Building Photo



(<http://images.vgsi.com/photos/Manchester/NHPhotos/00/06/27/63.JPG>)

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Extra Features		
Code	Description	Size
FL1	REPLACE 1 ST	1.00 UNITS

Land

Land Use

Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Sqr Feet) 5928

Outbuildings

Outbuildings

No Data for Outbuildings

Valuation History

Assessment

Valuation Year	Total
2019	\$181,700
2018	\$181,700
2017	\$181,700

Vision Government Solutions

Interior Flr 1 Hardwood

Interior Flr 2
Heat Fuel Oil
Heat Type Hot Water
AC Type None
Total Bedrooms 3 Bedrooms
Total Bthrms 1
Total Half Baths 0
Total Rooms 5
Bath Style Average
Kitchen Style Average
Num Kitchens 01

Cdnr

UnitId 103

UnitId 104

UnitId 105

UnitId 106

UnitId 107

Num Park

Fireplaces

UnitId 108

UnitId 109

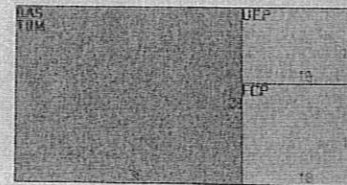
UnitId 110

UnitId 111

UnitId 112

Building Layout

<https://gis.vgsi.com/manchesternh/Parcel.aspx?PID=15830>



(http://images.vgsi.com/photos/Manchester/NHPhotos/Sketches/15830_15830.jpg)

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FCP	Garport	238	0
TBM	ThreeQuarter Fin Bsmnt	1,008	0
UEP	Porch Enclosed Unfinished	216	0
		2,520	1,008